

Project Narrative for Estada de Las Piedras

Existing Conditions

The subject property comprises approximately 10 gross acres at the northeast corner of Hayden and the Oleson Rd alignment. The property is currently accessed via Hayden with asphalt roadway improvements extending along the entire western frontage of the property. The property is surrounded by a combination of older and newer subdivisions along with some older, rural properties. The Boulders community is located immediately west of the subject property. Sunflower Estates is adjacent to the north and Verdante is adjacent to the south. Rural, acre plus home sites are along the eastern border.

Development Plan

The development plan for the subject property proposes six (6) lots total for the ten (10) acre site. Three (3) of the lots would be $\frac{3}{4}$ to one full acre while the other three (3) would be from 1.5 to 2.66 acres each. The existing zoning is R1-43 and would support the creation of up to eight (8) lots. A single, gated access point has been proposed along Hayden Road. The layout of the lots and street have been designed to minimize the

impact to environmental features such as the large wash at the southern end of the property.

The natural area open space requirement has been exceeded by dedicating the entire portion of the property to the south where the wash goes through. This results in a large buffer between the south three lots and the existing homes within the Verdante community. The determination of the NAOS was calculated by conducting a digital slope analysis of the property and applying the findings within the standards established for the upper desert landform category as provided by The City of Scottsdale Zoning Ordinance. Per the requirements of the ESL Ordinance within the upper desert landform, the proposed project is required to provide 125,502 square feet of NAOS. The site plan for the project proposes that 172,967 square feet of NAOS, or almost 43% of the entire site, be established as NAOS.

Conclusion

In conclusion, the proposed development adheres to the City of Scottsdale's goals for land development by being sensitive to the natural characteristics of the land along with creating a look and feel similar to the surrounding communities. This has been confirmed by the positive feedback we have received from area residents who received our development proposal in the mail and called us to voice their opinion.

ESTADA DE LAS PIEDRAS

LANDSCAPE PLANS



PINNACLE
DESIGN, INC.

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
<u>TREES</u>					
8	CORDIA MICROPHYLLOM	FOOTHILL PALO VERDE	24" DBH	2	8' H. S. H. 2.5" CAL STAKE IN PLACE
o	CORDIA FLORIDA	BLUE PALO VERDE	24" DBH	2	7.5' H. S. H. 1.50" CAL STAKE IN PLACE
<u>SHRUBS</u>					
g	CALYCAMERA DROPHYLLA	Fairy Duster	5 GAL	2	
x	CHONDA CARBOSA	BRITTELBUSH	5 GAL	2	
s	SPHAERALcea AMBIGUA	GLOBEMALLOW	5 GAL	4	
<u>ACCENTS</u>					
*	FEROCACTUS HEDIZOIDES	FISHHOOK BARREL	5 CAL	2	
*	TOUGUERA SPLENDENS	OCTILIO	15 CAL	2	
*	MUCCA BACCATA	BANANA YUCA	3 CAL	1	
<u>GROUNDCOVER</u>					
c	AMBROSIA DELTOIDEA	SURFACE	1 CA.	4	
m	VALVETA MULTIFLORA	DESERT MARIGOLD	1 GAL	23	
p	PENNISETUM PSUDOPSEUDOPTRABILIS	CANYON PENNISETUM	1 GAL	16	
<u>INERT GROUNDCOVER</u>					
(2)	DESERT VARNISH	NATIVE ROCK FROM ON SITE			FAKE EXISTING

- NOTES:
1. CONTRACTOR TO VERIFY ALL QUANTITIES.
 2. CONTRACTOR TO PROVIDE DECOMPOSED GRANITE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL.

LANDSCAPE PLAN APPROVED CITY OF SCOTTSDALE		
CASE NUMBER	APPROVED BY	DATE
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL REVISIONS WILL REQUIRE RE-APPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERTIFICATE OF OCCUPANCY IS ISSUED.		

ALL LANDSCAPE AREAS AND
WALKWAYS INCLUDING THOSE
LOCATED WITHIN THE PROPERTY
SHALL BE MAINTAINED IN A
HEALTHY, NEAT, CLEAN,
NEAT AND ORDERLY CONDITION.
THIS SHALL BE THE RESPONSIBILITY
OF THE DEVELOPER.

PROJECT CONSULTANTS

DEVELOPER:

TEVA
4012 E. 44A MONTONA DR
SCOTTSDALE, AZ 85256
CONTACT: DARRIN TACKETT
PHONE: 480.585-3535

CIVIL ENGINEER:

PRINCIPLE ENGINEERING, INC.
11221 N. MILITARY HIGHWAY
SCOTTSDALE, AZ 85256
CONTACT: BILL FRANCIS
PHONE: 480.585.8013

LANDSCAPE ARCHITECT:

LANDSCAPE ARCHITECT:
1312 N. CAMEOBACK, STE. 100
PHOENIX, AZ 85016
CONTACT: BILL FRANCIS
PHONE: 602.932.8545

SHEET INDEX

SHEET

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COVER SHEET
PLANTING/IRRIGATION PLAN
WALL DETAILS AND ELEVATIONS
PLANTING/IRRIGATION DETAILS
PLANTING SPECIFICATIONS
IRRIGATION SPECIFICATIONS

VICINITY MAP

NOT TO SCALE

CITY OF SCOTTSDALE NOTES:

1. AREAS OF SALVAGED SOIL SURFACE SOIL WITHOUT PLANT MATERIALS/GROUNDCOVER SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7' IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANopies AND/or COVERAGE.
2. A MINIMUM OF 50% OF THE PROVIDED TRUNKS SHALL BE MATURE TREES, PURSUANT TO THE GUT OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE 8; SECTION 10.301 AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.
3. A MINIMUM CALIPER SIZE OF 4" OR GREATER IS TO BE EQUAL OR LESS THAN 4" DIAMETER DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 8-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.
4. A TREE'S CALIPER SIZE FOR SINGLE TRUNK TREES THAT ARE 4-INCHES IN DIAMETER OR GREATER THAN 4-INCHES SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.
5. A MILLVILLE TRUNK TREE CALIPER SIZE IS MEASURED AT THE JUNCTION OF THE TRUNK SPLITS ORIGINATES, OR 6" ABOVE FINISHED GRADE IF ALL TRUNKS ORIGINATE FROM THE SIDE AREA WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS OR OTHER OBSTRUCTION. CONSTRUCTION OF NEW LANDSCAPING, SIGNS OR OTHER OBSTRUCTION IS PROHIBITED WITHIN THE SAFETY TRIANGLE.
6. TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

NOADS AND LIMITS OF CONSTRUCTION PROTECTION PROGRAM

1. NO BUILDING, DRAINING, OR CONSTRUCTION ACTIVITY SHALL ENTRADe TO AREAS DESIGNATED AS NOADS, OR OUTSIDE THE EXISTING CONSTRUCTION ENVELOPE.
2. ALL NOADS AND OUTSIDE THE ENVELOPE OF NOADS SHALL BE PROTECTED FROM DAMAGE PRIOR TO, AND DURING CONSTRUCTION BY THE FOLLOWING METHODS:
 - A. REGERRED LAND SURVEYOR SHALL STAKE ALL NOADS AND OUTSIDE THE ENVELOPE OF NOADS.
 - B. A THREE (3) FOOT TALL STEEL REBAR, OR CITY OF SCOTTSDALE INSPECTION SERVICES APPROVED SIMILAR, SHALL BE SET ALONG THE NOADS AND LOC, AND CONNECTED TO THE EXISTING CONCRETE BY THE CONTRACTOR PRIOR TO ANY CLEARING OF GRAZING.
 - C. ALL CACTUS SUBJECT TO THE CITY OF SCOTTSDALE'S NATIVE PLANT ORDINANCE DIRECTLY ADJACENT, WITHIN TWO FEET OF THE NOADS AND LOC LINE SHALL BE REMOVED WITHIN FEET OF THE NOADS AND LOC.
 - D. THE STAKING, ROPING, AND FENCING SHALL BE MAINTAINED INTACT BY THE CONTRACTOR DURING THE DURATION OF THE CONSTRUCTION ACTIVITY.
 - E. THE CONTRACTOR SHALL REMOVE STAKING, ROPING, AND FENCING AFTER RECEIPT OF THE LETTER OF ACCEPTANCE FROM THE CITY OF SCOTTSDALE FOR ALL CONSTRUCTION WORK.

ESTADA DE LAS PIEDRAS
NEC of Hayden Rd & Westland Rd.
Scottsdale, Arizona

COVER SHEET

FILE #:

DATE: 7/20/05

APPROVED BY: MCN

SUBMITTED BY:

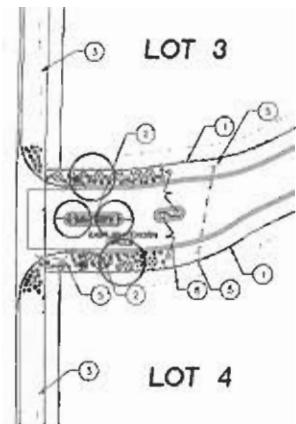
REVIEWED BY:

14-PP-2005
09/01/05

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HAYDEN ROAD

LOT 3



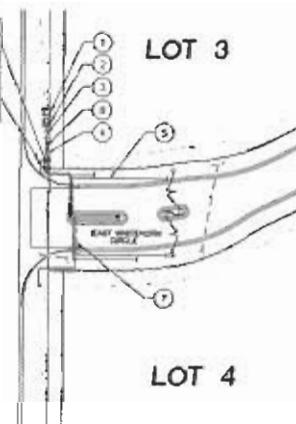
LOT 4

PLANTING KEY NOTES

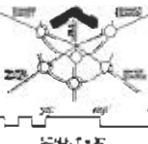
- 1 PROPERTY LINE / RIGHT OF WAY LINE
- 2 RAKE NATIVE DESERT SOIL IN ALL PLANTING AREAS
- 3 SOFT GROUNDCOVER LINE PER CITY REQUIREMENTS
- 4 6" BLOCK WALL
- 5 DRAINAGE STRUCTURE REFER TO CIVL ENG. PLANS
- 6 ENTRY GATE

HAYDEN ROAD

LOT 3



LOT 4



SCALES: T = 30'

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
<u>TREES</u>					
①	CERCIDIPHYLLUM MICROPHYLLUM	FOOTBALL PALO VERDE	36" BOX	2	8' H. 6' W. 25" CAL STAKE IN PLACE
②	CERCIDIPHYLLUM FLORIDUM	BLUE PALO VERDE	24" BOX	2	7' H. 4' W. 15" CAL STAKE IN PLACE
<u>SHRUBS</u>					
③	CAZAMANDRA DROPHYLIA	FAIRY DUSTER	5 GAL.	2	
④	ENCELIA FARINOSA	BUSHY BUSH	5 GAL.	9	
⑤	SPHAERALCEA AMBIGUA	GLOBE DAISY	5 GAL.	4	
<u>ACCENTS</u>					
•	FEROCACTUS HIRSUTUS	ZEPHYRUS BARREL	5 GAL.	4	
*	FOUGIERA SPLENDENS	FEATHER PLANT	45 GAL.	2	
X	YUCCA BACATA	BANANA YUCCA	5 GAL.	1	
<u>GROUNDCOVER</u>					
●	AMBROSIA DELTOIDEA	SURFACE	1 GAL.	48	
●	BAILEYA MULTIFLORA	DESERT MARIGOLD	1 GAL.	23	
●	POTSDACK PSEUDOSPECTABILIS	CANYON PEASANTON	1 GAL.	16	
<u>INERT GROUNDCOVER</u>					
⑥	DESERT VARNISH	NATIVE ROCK FROM ON SITE			RAKE EXISTING

- NOTES:
 1. CONTRACTOR TO VERIFY ALL QUANTITIES.
 2. CONTRACTOR TO PROVIDE DECOMPOSED GRANITE SAMPLES
 3. TO LANDSCAPE ARCHITECT FOR APPROVAL.

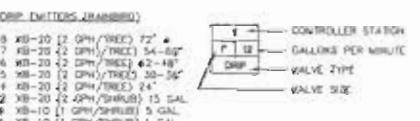
IRRIGATION KEY NOTES

- ① WALL MOUNTED CONTROLLER
- ② 1" WATER METER
- ③ 1" BACKFLOW PREVENTOR
- ④ 1" MARIINE SLEEVE [TYP.]
- ⑤ 1" LATERAL LINE [TYP.]
- ⑥ (1) 3" MARIINE SLEEVE [TYP.]
- ⑦ (1) 2" WIRING SLEEVE [TYP.]
- ⑧ 2" LATERAL SLEEVE [TYP.]
- ⑨ MANUAL GATE VALVE [TYP.]

- NOTES:
 1. IRRIGATION SYSTEM OUTSIDE THE LIMIT OF WORK FOR CLARIFICATION ONLY. DIAGRAM IS SCHEMATIC AND SHALL BE INSTALLED WITHIN THE LIMIT OF WORK OR UTILITY BASEMENT.
 2. CONTRACTOR TO PROVIDE ELECTRIC POWER SOURCE FOR CONTROLLER.
 3. ELECTRIC POWER SOURCE LOCATIONS TO BE PROVIDED BY OTHERS. FINAL LOCATION OF CONTROLLER TO BE STATED AND APPROVED BY LANDSCAPE ARCHITECT OR OWNER.
 4. CONTRACTOR TO PROVIDE WATER METER.
 5. BACKFLOW PREVENTOR TO BE VERIFIED IN FIELD BY LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION.
 6. CONTRACTOR TO PROVIDE A 1" DIA. PVC BACKFLOW PREVENTOR.
 7. CONTRACTOR TO PROVIDE A 1" DIA. PVC WATER METER PRIOR TO START OF WORK. A BOOSTER PUMP MAY BE REQUIRED TO MEET THE 100' LOW PRESSURE REQUIREMENT.
 8. CONTRACTOR TO PROVIDE CONTROLLER TO ADJUST AS NECESSARY IN FIELD.
 9. SEED MR WILL NOT BE IRRIGATED.

IRRIGATION SCHEDULE

ITEM	PRODUCT
1 PVC MAINLINE [CLASS 2000]	[SIZE]
2 PVC LATERAL [CLASS 2000]	[SIZE]
3 PVC SLEEVE [SIZE: 40]	NOTE: SLEEVE UNDER ALL PAVING AS SHOWN
4 BACKFLOW PREVENTOR	REBICO 825Y-SUPLP
5 REMOTE CONTROL VALVE	HUNTER ICY-101G
6 DRIP VALVE ASSEMBLY	VALVE: HUNTER IC-101 ZONE: KIT
7 MANUEL GATE VALVE [LINE SIZE]	REBICO 1155 REINFORCED SEATED
8 QUICK COUPLING VALVE	STANDARD 44RC
9 GUSH VALVE	
10 CONTROLLER	HUNTER ICC-800-PL
11 METER	[SIZE]
DRIP EMITTERS (UNLISTED)	
1 XE-20 [2 GPH/TREE] 72"	CONTROLLER STATION
2 XE-20 [2 GPH/TREE] 54"-62"	GALLOPS PER MINUTE
3 XE-20 [2 GPH/TREE] 62"-68"	VALVE TYPE
4 XE-20 [2 GPH/TREE] 54"-62"	VALVE SIZE
5 XE-20 [2 GPH/TREE] 72"	
6 XE-20 [2 GPH/TREE] 54"-62"	
7 XE-20 [2 GPH/TREE] 54"-62"	
8 XE-10 [1 GPH/SHRUB] 5 GAL	
9 XE-10 [1 GPH/SHRUB] 1 GAL	



GENERAL PLANTING NOTES

- 1 THE SUB-CONTRACTOR SHALL MARK AND CONFIRM LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION. CONFLICTS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
- 2 ALL MATERIALS USED IN PLANTING SHALL BE SUBJECT TO HARD SELECTION BY THE LANDSCAPE ARCHITECT AT THE NURSERY.
- 3 FRESH GRADE OR TOP OF D.G. (WHICHEVER IS HIGHER) SHALL BE 1-1/2" BELOW ADJACENT CONCRETE OR OTHER PAVED SURFACES.
- 4 LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR ACCURATE PLANT COUNTS.
- 5 STAKE ALL PLANT LOCATIONS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO PLANTING.
- 6 ALL PLANT MATERIALS SHALL BE SIZED ACCORDING TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. PLANT MATERIALS NOT LISTED SHALL BE APPROVED PER AA&N STANDARDS.
- 7 ADD ETCH AS REQUIRED INTRUSIVE SOILS AT TREE LOCATIONS TO ENHANCE PLANT HEALTH.
- 8 NO CONTRACTOR TO PLANT ANY PLANTS WITHIN LINE OF CONTRACT, WITH ONE FINAL APPLICATION OF APPROXIMATE PRE-EMERGENCY HERBICIDE AT THE TIME OF ACCEPTANCE BY THE OWNER.
- 9 CACTI SHALL RECEIVE NO SUPPLEMENTAL IRRIGATION.
- 10 NO CONTRACTOR TO ALTER, MOVE, TYPE, OR QUANTITY PLACEMENT FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PERMISSION FROM THE LANDSCAPE ARCHITECT AND APPROVAL FROM THE CITY OF SCOTTSDALE.
- 11 ALL P.D.W. PLANT MATERIAL TO BE IN COMPLIANCE WITH D.P.W. APPROVED LIST OF WATER RESOURCES LOW WATER USE PLANT LIST.
- 12 EXISTING TREES AND SHRUBS IN R.O.W. TO REMAIN OR BE RELOCATED BY CONTRACTOR. ANY PLANT MATERIAL DAMAGED OR DESTROYED WILL BE REPLACED IN KIND BY THE CONTRACTOR.

PINNACLE DESIGN, INC.

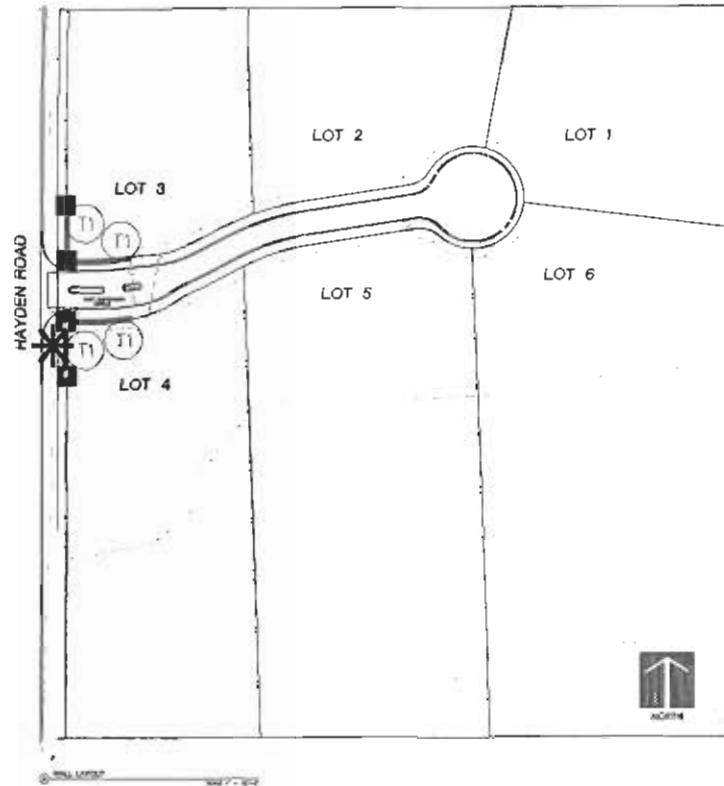
248 E. Camelback Rd.
Suite 100 • Phoenix, AZ 85012
PHOENIX • 602.955.2222ESTADA DE LAS PIEDRAS
NEC of Hayden Rd. & Westland Rd.
Scottsdale, Arizona

PLANTING/IRRIGATION PLAN

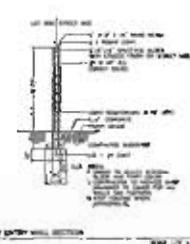
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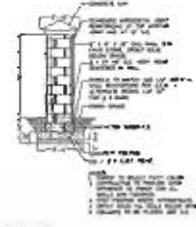




WALL LAYOUT
81ST ST - 812



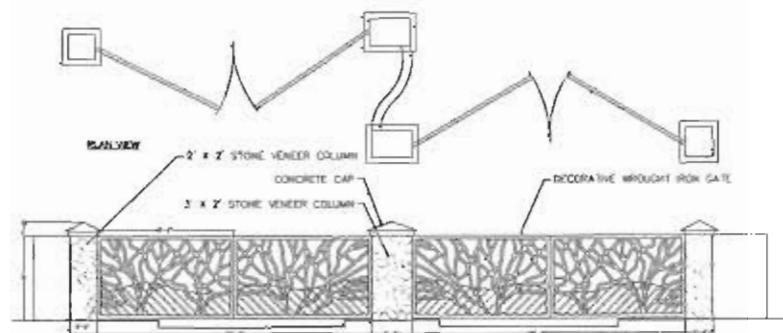
WALL SECTION
81ST ST - 812



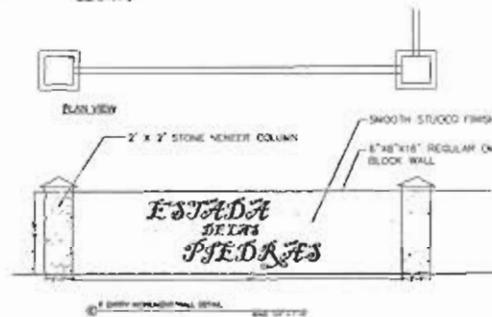
COLUMN DETAIL
81ST ST - 812

WALL KEY NOTES

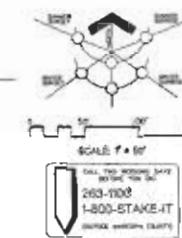
- (1) 6' THEME WALL
QTY: 220 LF.
- (2) 2' X 2' CMU BLOCK COLUMN
REFER TO DETAIL E, THIS SHEET
QTY: 4
- (*) ENTRY MONUMENT SIGN
QTY: 1



WALL ELEVATION
81ST ST - 812



ESTADA DE LAS PIEDRAS
WALL ELEVATION
81ST ST - 812



DIAL TWO WHEELS DAY
BY DAY 269-1003
1-800-STAKE-IT
© 2005 STAKE-IT

ESTADA DE LAS PIEDRAS
NEC of Hayden Rd & Westland Rd
Scottsdale, Arizona

WALL ELEVATION AND DETAILS

PINNACLE
DESIGN, INC

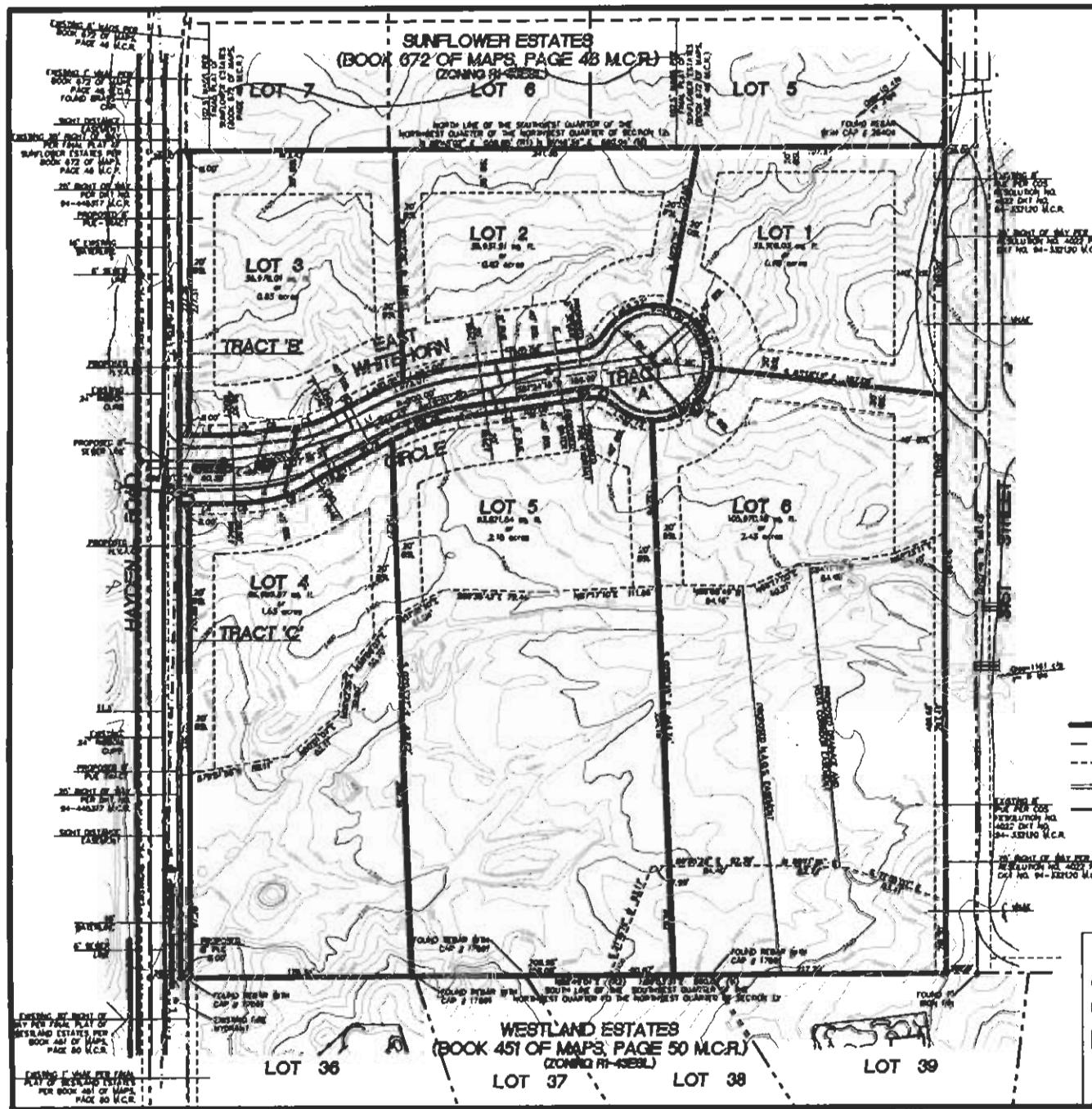
4349 N. 16th Street, #100
Phoenix, AZ 85016
(602) 951-0000/(800) 333-0000



14-PP-2005
09/01/05

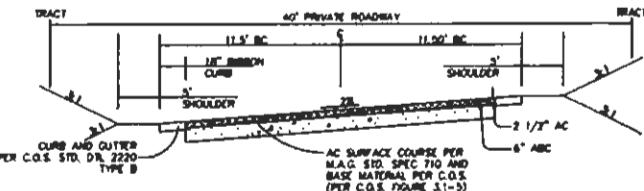
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14-PP-2005
09/01/05



PRELIMINARY PLAT

OF
ESTADA de las PIEDRAS
A SUBDIVISION OF A PORTION OF THE
SOUTHWEST QUARTER OF THE NORTHWEST
QUARTER OF THE NORTHWEST QUARTER OF
SECTION 12, TOWNSHIP 6 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER AND BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA



CURVE TABLE		
CURVE	DETA	RADIUS
C1	20.00'	22.11'
C2	20.00'	22.11'
C3	20.00'	22.11'
C4	20.00'	18.11'
C5	20.00'	18.11'
C6	20.00'	43.75'
C7	20.00'	12.25'
C8	20.00'	13.00'
C9	20.00'	30.00'
C10	20.00'	30.00'
C11	20.00'	18.11'
C12	20.00'	14.00'

LIN	LINE	MEASURE
1	20.00'	HEADING 070°
2	20.00'	HEADING 070°
3	20.00'	HEADING 070°
4	20.00'	HEADING 070°

LEGEND

Sheet 1 Cover Sheet and Prelim Plat
Sheet 2 Slope Analysis

SCALE: 1" = 40'

PROPERTY OWNER:
Pct. Hold Trust under C. Crill of Pavement, 0.88' feet of Hoyden
Elevation: 2,572.206 (City of Scottsdale NAD83 Datum)

PROPERTY INFORMATION:
Net Area: 40,075 square feet
or 0.92 Acres
Green Areas:
Total Number of Lots: 36
Zoning: PT-452SL
Assessor's Parcel Number: 216-47-0128
Quarter Section:

PROJECT TEAM:

Project Engineer, Inc.

8713 East Vista Verde Drive

Scottsdale, Arizona 85256

(480) 985-8015

(480) 985-1717 Fax

Attn: Peter Bell

OWNER/CONTRACTOR:

GFM LLC

4032 N. 1st Mountain Drive

Phoenix, AZ 85000

c/o Dennis Farwell, Manager

480-945-3131



80 EAST VISTA VERDE DRIVE
SCOTTSDALE, ARIZONA 85256 • (480) 985-8000
www.pinnacleengineeringinc.com